160.0	0001	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	922,800 / 922,800
					USE VALUE:	922,800 / 922,800
					ASSESSED:	922,800 / 922,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
106		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRIEDMAN KIM E
Owner 2:	
Owner 3:	
Street 1:	106 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	OLDSMAN ERIC S--ETAL -
Owner 2:	TRIEDMAN KIM E -
Street 1:	106 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .241 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1905, having primarily Clapboard Exterior and 2679 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10500.000	405,700	2,600	514,500	922,800
Total Card	0.241	405,700	2,600	514,500	922,800
Total Parcel	0.241	405,700	2,600	514,500	922,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.46 /Parcel: 344.46

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

106557

GIS Ref

GIS Ref

Insp Date

10/06/18

!12497!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0001-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	405,700	2600	10,500.	514,500	922,800		Year end	12/23/2021
2021	101	FV	393,600	2600	10,500.	514,500	910,700		Year End Roll	12/10/2020
2020	101	FV	393,600	2600	10,500.	514,500	910,700	910,700	Year End Roll	12/18/2019
2019	101	FV	307,300	2600	10,500.	514,500	824,400	824,400	Year End Roll	1/3/2019
2018	101	FV	307,300	2600	10,500.	455,700	765,600	765,600	Year End Roll	12/20/2017
2017	101	FV	307,300	2600	10,500.	382,200	692,100	692,100	Year End Roll	1/3/2017
2016	101	FV	307,300	2600	10,500.	382,200	692,100	692,100	Year End	1/4/2016
2015	101	FV	290,300	2600	10,500.	330,800	623,700	623,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:55:16

LAST REV

Date	Time
10/12/18	10:04:52
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12497

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OLDSMAN ERIC S-	42258-441		3/18/2004	Family	99	No	No		
PAUL CHRISTOPHE	22236-210		7/24/1992		286,000	No	No		Y

USER DEFINED

Prior Id # 1:	106557
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/29/2005	300	Redo Kit	5,000			G6	GR FY06	
10/2/2000	776	Porch	1,200	C				REBUILD STAIRS-REP
10/27/1998	737	Redo Bat	1,000					REMODEL BATH
7/28/1992	337		6,400					FNSH 3RD FLR/NEW B

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
3/10/2009	Inspected	189	PATRIOT
1/5/2009	Measured	189	PATRIOT
12/10/2000	Inspected	276	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Entry Denied	256	PATRIOT
12/1/1999	Measured	256	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10500		Sq. Ft.	Site		0	70.	0.70	8									514,500						514,500	

Total AC/HA:	0.24105	Total SF/SM:	10500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	514,500	Spl Credit		Total:	514,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.08622766
Const Adj.:	1.00540447
Adj $ / SQ:	147.433
Other Features:	107250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	551160
Depreciation:	145506
Depreciated Total:	405654

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

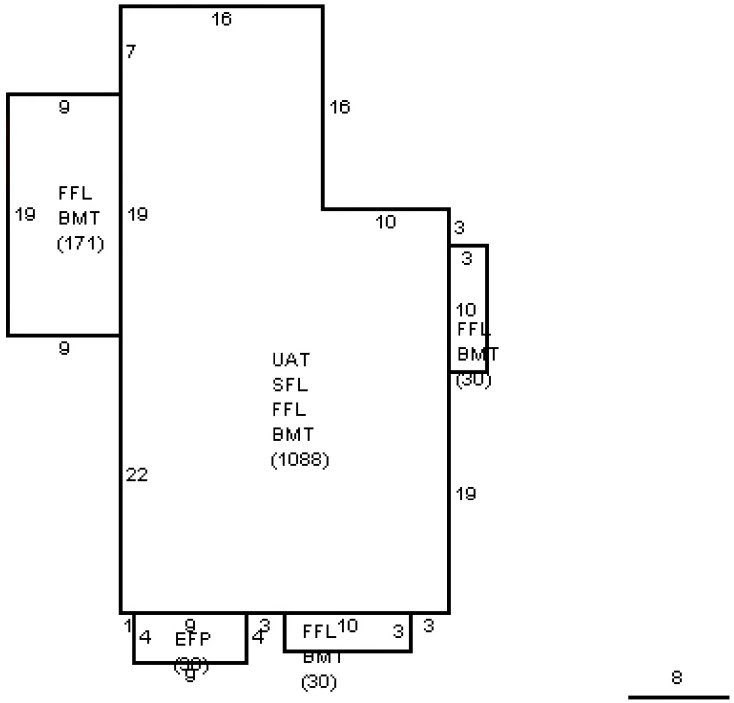
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	147.43
Special Features:	0	Val/Su Net:	100.57
Final Total:	405700	Val/Su SzAd	168.55

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,319	44.230	58,339
FFL	First Floor	1,319	147.430	194,464
SFL	Second Floor	1,088	147.430	160,407
UAT	Upper Attic	272	103.200	28,071
EFP	Enclos Porch	36	72.990	2,628

Net Sketched Area:	4,034	Total:	443,909
Size Ad	2407	Gross Area	4850	FinArea	2679
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	PR	1915	22.72	T	64	101			2,600			2,600

More:	N	Total Yard Items:	2,600	Total Special Featues:		Total:	2,600

IMAGE

AssessPro Patriot Properties, Inc